

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider recommending approval of the following actions for the **Student Innovation Center** project, a major capital project as defined by Board policy:

1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration;
3. Authorize permission to proceed with project planning, including the design professional selection process, and consideration of the use of an alternative construction delivery method other than the traditional design-bid-build process; and
4. Approve the demolition of the Nuclear Engineering Laboratory and the south portion of the original Sweeney Hall building to provide the site for the new facility.

Executive Summary:

The University requests permission to proceed with project planning for the **Student Innovation Center** project, which would construct a new student-focused facility to provide a high-quality, centralized space to support a student-driven culture of innovation. The Center would be a highly flexible, dynamic space that encourages experimentation, innovation and interdisciplinary investigation by providing space for prototyping, fabrication and smaller scale spaces for bench-top sized projects. It would also include state-of-the-art classrooms with easy access to specialized equipment, materials, and tools, as well as space for computer-aided design and virtual reality facilities. The estimated project cost of \$80 million would be funded by state appropriations (2015 General Assembly) and private giving.

The proposed location of the new facility is south of Sweeney Hall on Bissell Road as shown on Attachment B. The University requests permission to demolish the facilities currently located on this site: Nuclear Engineering Laboratory constructed in 1934 and the south portion of the original Sweeney Hall building (Old Sweeney) constructed in 1927. Demolition of the buildings would eliminate approximately \$3 million in deferred maintenance.

The University also requests permission to consider the use of an alternative construction delivery method other than the traditional design-bid-build process for the project. As the project scope, schedule and phasing are more fully defined, the University will confirm whether use of an alternative delivery would provide benefit to the project. If this determination is made, the University would develop procedures for alternative delivery that are consistent with Iowa Code § 262.34 and seek authorization from the Executive Director to proceed with the delivery system selected and report on the process utilized to make that determination, including the advantages and disadvantages considered.

Details of the Project:

Student Innovation Center

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Feasibility Study (Site Evaluation) (Sasaki Associates; Watertown, MA)	\$ 77,600	Dec. 2011	Not Required*
Feasibility Study (Program) (Cannon Design; Chicago, IL)	256,500	Jan. 2012	Not Required*
Board of Regents FY 2016 Capital Request		Sept. 2014	Approved
State Appropriations (FY 2017 – FY 2021)	40,000,000	July 2015	Approved
Permission to Proceed with Project Planning		Aug. 2015	Requested
Consideration of Use of an Alternative Delivery Method		Aug. 2015	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2015	Receive Report

*Approved by Executive Director, consistent with Board policy

The University reports that it lacks a large, collaborative facility that is cross-functional and interactive; the significant growth in enrollment has intensified the pressure for the collaboration spaces. Currently, student projects are accommodated through distributed spaces across colleges and departments; these isolate rather than permit the mingling of students from different disciplines. The existing facilities do not provide an effective or efficient use of specialized equipment, technology and technical support staff necessary to encourage innovative and collaborative learning opportunities.

As the project is developed, the University will consider the advantages and disadvantages of the available delivery systems including Construction Manager Agent and Construction Manager at Risk and will propose a delivery system that provides the best value and managed risk to the project. In making this determination, the factors that will be considered include the following:

- Necessity for use of methods that provide for accelerated design and construction schedules and/or a fast-track approach to the project as required to allow the University to begin beneficial use of the facilities as soon as possible;
- Maximizing collaboration during the design phase between construction professionals and design professionals to improve project outcomes;
- Maximizing competition and the use of Iowa based contractors and subcontractors; and
- Assuring that construction professionals are selected that have the necessary specialized knowledge or expertise required for the project.

Student Innovation Center
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: Completion of this project will reinforce Iowa State University's position as a strong partner working in tandem with corporations and employers. New students entering Iowa State are accustomed to having team-based learning integrated into many aspects of their K-12 experience. Employers recruit and hire students who exhibit the ability to think creatively and critically, work effectively in cross-disciplinary teams, and have strong communication skills. In the future, graduates will need to be able to work across continents and cultures. Campus-based and application-based experiential learning will provide a balanced approach to the integration of theory and skills with real-world application.

Other Alternatives Explored: Initial planning evaluated multiple sites on campus and a variety of alternatives of building configurations in both the Site Capacity Study and the planning study that were completed in 2014. The site was selected given its proximity to the undergraduate academic core and the limited number of available building sites in this area of campus.

Impact on Other Facilities and Square Footage: This project includes approximately 175,000 gross square feet of a new building to be located south of Sweeney Hall on Bissell Road. The Nuclear Engineering Laboratory constructed in 1934 and the south portion of the original Sweeney Hall building (Old Sweeney) constructed in 1927 will be demolished to accommodate construction of the new building.

Financial Resources for Construction Project:

State Appropriations	\$40 million
Private Giving	\$40 million

Financial Resources for Operations and Maintenance:

Colleges of Engineering and Design, and other Colleges to be Determined

Operations and Maintenance	\$ 545,785
Utilities	973,177
Other (Grounds/Mail/EHS/DPS)	<u>191,000</u>
Total O&M Costs	\$1,709,962

